

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Joanne M. Galligan

Debtor(s)

CHAPTER 13

NewRez LLC dba Shellpoint Mortgage Servicing as
servicer for NRZ Pass-Through Trust II

Movant

vs.

NO. 19-10321 ELF

Joanne M. Galligan

Debtor(s)

William C. Miller Esq.

Trustee

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this 4th day of December, 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay of all proceedings is **GRANTED** and the automatic stay under 11 U.S.C. Section 362, is **MODIFIED** with respect to the subject premises located at 317 Walnut Hill Lane, Havertown, PA 19083 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**